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State of Oregon, Yamhill County. Here you will find the most productive section in the World. Land is cheap, offering special inducements to fruit raisers and dairymen.

Look at the Map.

The Telephone-Register.

Look at the Map.

McMinnville, Yamhill County. Here is the County seat. Here is published THE TELEPHONE-REGISTER, Monarch of home newspapers, accorded first place in all the Directories.

Look at the Map.

Circulation Guaranteed Greater Than That of Any Other Paper Published in Yamhill County.

REGISTER- Established August, 1891. Consolidated Feb. 1, 1899.

McMINNVILLE, OREGON, THURSDAY, JUNE 30, 1892.

VOL. IV. NO. 22

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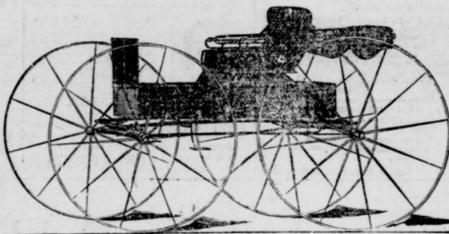
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Call and examine my Stock and get Prices.

A. H. GAUNT.

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ROYAL ASHANTEE is a solid farm, with soft mellow skin and silky hair, long body, straight back, large barrel, short legs, clean cut throat, dished face, beautiful head and horns.

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THE ONLY MANUFACTURER

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WELL-KNOWN BY OVER

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THE

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Have the Largest Stock of

Furniture, Wall Paper, Carpets, etc.,

In the valley outside of Portland.

THAT

They can and will sell for CASH, or a reasonable length of time,

cheaper than the public have ever been able to buy.

THAT

This does not mean six months or one year, and then 10 per cent.

to our attorney for collection.

THAT

It is a mistaken idea that goods can be sold as cheap on time as

for Cash.

THAT

The proposition is this: That CASH IS THE BASIS, and that

those who allow their names to go on our books must pay from 5 to 10

per cent. for that luxury.

BURNS & DANIELS.

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Points to Remember for 1892, in the purchase of Groceries.

Fully one-half of the People do not stop to consider

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firm that pays strict attention to the selling of First Class Goods at a Small Profit.

People usually go to the nearest place regardless of

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You will be able find every thing in the grocery line in our store.

We are in it—The Grocery Business; and we will always

give you the best goods in the city for the money. We give cash or trade for all produce, suit yourself in the matter.

MILLSAP & SON.

Combination? Yes

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HAS MADE A BIG COMBINATION!

I have enlarged my store and have combined a full and complete stock of

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And everything belonging to this class of goods

Have also Combined a Line of Fishing Tackle & Guns

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ALTOGETHER MAKES A COMPLETE COMBINATION

As to stocks, but not with any other firm or men.

I STILL RUN MY BUSINESS AT THE OLD STAND, WHERE PRICES

AND GOODS CAN'T BE BEAT.

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It can be given in a cup of tea or coffee without the knowledge of the person taking it, effecting a cure and permanent cure, whether the patient be a moderate drinker or an alcoholic wreck. Thousands of drunks have been cured who have taken the Golden Specific in their coffee without their knowledge, and today believe they quit drinking of their own free will. No harmful effect results from its use, and today believe they quit drinking of their own free will. Address in confidence, Dr. Haines' Golden Specific, 105 Beech Street, Cincinnati, O.

THIS PAPER is on file in Philadelphia at the Newspaper Agency of W. W. AYER & SON, our authorized agents.

ASTOR MILLIONS A MENACE

VAST LANDED INTERESTS OPPOSED TO THE LAW.

Only Once was the Astor Fortune Divided

William Waldorf and John Jacob Representing the two branches of the Family.

The transfer of the vast Astor estate to one member of the family by the will of the late William Astor has set many people thinking about the power of the landlord, and the evils of entail and primogeniture. Lawyers, particularly, have discussed the policy of the Astor family as steadily pursued by them for generations, and agreed that if carried to its logical conclusion the Astor policy will one day force upon the people a political problem of great magnitude.

The Astor fortune is widely different from the fortunes of the Vanderbilts and other well known millionaires. Not only does it differ as to its form of investment, but with regard to its use and transfer among the members of the family. It is administered upon business principles which have already raised it to its present proportions at a steadily increasing ratio. The Astor millions are almost exclusively invested in real estate in the city of New York. The money of the family rarely if ever, appears in Wall street for investment in stocks, bonds or other securities.

The estate, moreover, is held together as compactly as that of Trinity church. By a rigidly observed family tradition it is handed down intact from father to son exactly as though the law of primogeniture were in full force in this country. By another family tradition the active administration of the estate is practically taken from the possessor of the property for the time being and placed in the hands of shrewd and cautious business men, paid to look after it and having regular offices like a bank.

The two Astor offices are now in West Twenty-Sixth street, a short distance from Broadway. There a staff of clerks with numerous books and safes, are daily employed month after month, year after year, as the estate grows larger.

Many of the employees of the Astor family spend their whole time reinvesting the yearly increasing surplus. They watch the real estate market, knowing to a dollar the value of a house or lot, and constantly buying in property in all parts of the city, both improved and unimproved, and with each purchase the annual revenue rises. It would rise steadily even if the whole of the annual revenue were spent, for one of the peculiarities of real estate as a form of investment is that, if well selected, it increases in value of its own accord.

Originally the Indians sold the whole of Manhattan Island for about \$24. The difference between that and its present market value represents an unmeasured increment that would stagger the original proprietors if they could return to life. Even from the earliest times the curious geographical formation of this island gave rise to great fears among the inhabitants about the monopolization of land by certain individuals. It was seen that New York was not like London or Paris with room to spread on all sides, but was unique in being circumscribed within narrow, definite limits by the water.

Only once was the Astor family tradition departed from and the estate divided. What would the estate be today if the property of William Waldorf and John Jacob were merged into one? In the discussions which have taken place since the recent death of William Astor it has been pointed out that more than once, inevitably, the Astor family must own the greater part of New York city. Already it includes wide areas of unimproved land in the northern part of the island and beyond the Harlem river, forestalling the growth of population for a hundred years. Every year the investment of the annually growing surplus adds many hundreds of acres to this domain as well as such tenement houses, residences and business blocks as the purchasing agents pick up in the heart of the city from time to time. The Astors moreover, live inexpensively compared with many families of far less wealth. What the families spend from year to year has never approached the amount of money spent by the Vanderbilts and thus put again into circulation, giving employment to large numbers of people.

Compared with the families of other great American millionaires, the Astor establishments are among the most modest in the land and the drafts which they make upon the revenues of the estate are inappreciable. Practically the whole revenue of the Astor landed estate is thus reinvested yearly, and it amounts to millions of dollars.

The appreciation of the Astor estate is therefore more rapid than that of any other, perhaps, in the world, part of the increase being the natural enhancement of land values and the more important part coming from reinvestment. The laws in this state governing the possession of land are far from being up to date compared with many of the leading countries of Europe. The whole tendency of the past century has been towards facilitating the sale and transfer of land, breaking up large estates and preventing the formation of others, and in every way securing as far as possible a wide distribution of land among the common people. While such has been the aim of much European legislation during recent years, little, if anything, of the kind has been done here since the formation of the government.

With the revolution it was supposed that the evils of entail and primogeniture were put an end to in this country and that the tenures of landlords and land monopoly, just then agitating the crowded countries of Europe,



A STRAW TO CLUTCH AT.

would never be felt upon this side of the water. Real estate was plentiful and cheap, the population was small compared to the extent of country at its disposal and the menace of a governing aristocracy was wanting. Nevertheless, the newly freed Americans were determined that feudalism in the form of entail and primogeniture should have no place upon their statute books.

Much difficulty was found in breaking up such estates under the law as it existed today in the state of New York, the power of alienation cannot be suspended by any limitation or condition whatever for a longer period than two lives in being at the creation of the estate. Thus a man could leave an estate to his grandson, over the head of his son. He could actually transfer the estate to such grandson, even though the latter were a child, and suspend the power of alienation so that the estate could not be sold during his own lifetime and the lifetime of his son. This would be a partial entail. But the theory of the law is that the entail of land is a distinct evil and that the public welfare is opposed to the formation of landed estates. Therefore the law put an end to it to this extent, having such cases as that of the Astors distinctly in mind.

With these changes, however, radical legislation upon the subject here came to an end at a time when there was no immediate prospect of land monopolization. Meanwhile, the population of the country has risen from a little over four millions to over sixty millions, and New York has grown from a mere hamlet to a great and crowded metropolis. During all this time the Astor family has steadily and consistently pursued the policy of buying and reselling it, of keeping the estate compact and intact and confining its ownership to practically one member. Thus the objects of entail have been secured in spite of the meagre legislation which sought to stop such practices.

The expectation of the old legislators was that in the natural course of events landed estates would be broken up and families could not long continue to defy the spirit of the law and resist the many temptations which would arise. No man, it was thought, would be likely to rule his life according to the ideas of his grandfather. That the dead hand of an ancestor should dictate the terms upon which successive generations must perform the most important acts of their lives was considered extremely impracticable.

Yet this is what the Astors have done with a persistency which is remarkable. How long this will continue is a question which many lawyers have asked themselves since the whole subject was brought up by recent events in the family history. While the laws of this state have been so little changed to fit the conditions of life and thought, the problem which New York will have to solve at no distant date has been thrust upon the communities of the old world demanding solution.

There is not, it is said, a country in Europe ranking in intelligence with the United States where the Astors could so long have pursued their policy with less molestation than they have encountered here. If they were not the subjects of a graduated income tax of their property by an inheritance tax; legislation would stop the growth of the estate beyond certain reasonable limits, or would break it up entirely; and on all sides difficulties would be encountered unknown in this country.

It is because of the restricted area at the disposal of European peoples that the necessity of reform in the land laws has been brought into prominence. During the century popular ideas on the whole subject have been changed. A new school of political economists has arisen, with radical ideas upon the subject, and political leaders like Gladstone have acknowledged the gravity of the problem.

All the recent legislation in Great Britain, having reference to land, has tended in the direction of the dissolution of estates, with the object of creating a peasant proprietary in the country and popular ownership in the cities. In France feudalism was done away with at one sweep by the revolution. No more radical and important

change was made in the constitution of the country than when entail, primogeniture and everything else that went with the landed aristocracy was swept away. The country previous to the revolution was owned by the nobles, who held vast estates which descended from one generation to another intact. The common people owned no land, which was inseparably connected in their minds with the very idea of aristocracy.

"The evils which inevitably result from such a state of things was glaringly apparent, and even the small steps in reform which at that time had been made in England, were lacking. Thus the whole system of feudalism broke down all of a sudden. The abolition of titles and the substitution of a popular for a monarchical form of government were not so important in their results as the dissolution of the estates. All the estates were put up at auction and sold in small lots to the people. That was the beginning of the present system.

"The new ideas as to land were incorporated into the Code Napoleon. With the restoration of the monarchy the land was by no means returned to the former owners, but the people held onto it with jealous care and made a small compromise with the nobles. With the acquisition of land the peasants became conservative and felt that they had a stake in this country. The French system has worked admirably and the evils of land monopoly on a large scale are unknown in the country!"

What is lacking is truth and confidence. If there were absolute truth on one hand and absolute confidence on the other, it wouldn't be necessary for the makers of Dr. Sage's Catarrh Remedy to back up a plain statement of fact by a \$500 guarantee. They say, "If we can't cure you (make it personal please) of catarrh in the head in any form or stage, we'll pay you \$500 for your trouble in making the trial." "An advertising fake," you say. Funny, isn't it, how some people prefer sickness to health when the remedy is positive and the guarantee absolute. Wise men don't put money back of "fakes" and "faking" doesn't pay.

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In the Isle of Jersey there is a curious judicial procedure which enables any one to declare that his life is in danger owing to the low practices of any individual, and have the offending individual sent to prison therefor. This procedure is called *juris in trees*. Last November a Mr. Vibert swore "juris in trees" against Miss Jane Le Feuvre, an actress, and in consequence she was confined in prison for five days. She recently brought suit against her persecutor for damages, but the court gave a verdict for the defendant.

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